

**MINUTES OF A REGULAR MEETING OF THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
December 4, 2013**

Chairman Jerry Uebelhor called the Regular Meeting of the Board of Zoning Appeals to order at 6:30 p.m. Secretary Josh Gunselman took roll call as follows:

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| Jerry Uebelhor, Chairman | -Present | Randy Mehringer | -Present |
| Brad Schnarr, Vice Chairman | -Present | Bob Cook | -Present |
| Josh Gunselman, Secretary | -Present | Darla Blazey, Director of Community Development / Planning | -Present |
| | | Renee Kabrick, City Attorney | -Present |

PLEDGE OF ALLEGIANCE

Chairman Uebelhor led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the November 6, 2013 Regular Meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. Bob Cook seconded it. Motion carried 5-0.

STATEMENT

Chairman Uebelhor read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

NEW BUSINESS

Petition of Global Logistics, Charles Stenftenagel (as owner) and OFS Brands (Lessee as petitioner) for a variance from Section 16.035.060(6)(a) (Multi-Business Pole or Pylon Sign)

Blake Gogel, of OFS Brands, was present to request a variance to place a free-standing sign at the rear of the property to direct traffic to the warehouse the company leases from Global Logistics at 1001 St. Charles Street. Mr. Gogel explained that the current Global Logistics sign confuses delivery trucks in finding OFS's warehouse at the rear of the property. According to the City's ordinance, only one free-standing sign is allowed on each property, with directional signs not exceeding four square feet. The proposed sign would measure five square feet and display the OFS Brand logo.

Discussion followed. With no remonstrators present, Secretary Gunselman made a motion to close the public hearing. Vice Chairman Schnarr seconded it. Motion carried 5-0.

Secretary Gunselman made a motion to grant a variance to allow a second sign on the property located at 1001 S. St. Charles Street, with the sign not exceeding 5 ½ square feet. Vice Chairman Schnarr seconded it. Motion carried 5-0.

Petition of Stephen O'Connor for a variance from Section 16.02.140 (Height Regulations)

Stephen O'Connor was present to request a variance to build a 28ft. x 32ft. detached garage with a height of 21 feet 9 inches on his property located at 5395 W. Oak Ridge Drive. The garage would be constructed with brick and wood siding, and the requested height would match the slope of the house. All plans are intended to serve his property aesthetically.

Discussion followed. With no remonstrators present, Secretary Gunselman made a motion to close the public hearing. Bob Cook seconded it. Motion carried 5-0.

Vice Chairman Schnarr made a motion grant a variance from Section 16.02.140 (Height Regulations) for the height of the accessory building not to exceed 22 feet. Bob Cook seconded it. Motion carried 5-0.

Petition of Kerstiens Development, Inc., Todd D. Kerstiens (President/Owner), for a variance from Section 16.03.140 (Planned Unit Residential Development)

Al Mehringer, of Kerstiens, and Brad Eckerle, of Brosmer Land Surveying, were present on behalf of Todd Kerstiens requesting a variance to allow a 4.1-acre Planned Unit Development (PUD) on some R-1 (Residential) property located west of Reyling Drive's dead end. The proposed 4.105 acres is less acreage than the City's ordinance, which requires a five-acre tract. Plans are to develop the land into a 10-unit single-family home owner's association. The variance request requires approval from this Board before Kerstiens Development, Inc. can move forward to request plat approval from the Plan Commission.

Following inquiry from the Board in regards to the remaining 4.69 acres adjacent to the proposed property, Mr. Mehringer explained that future plans are to develop 12 additional units through the same variance process and added that it is not the right time to develop due to some City storm sewer issues and conditions of the developer.

With no remonstrators present, Bob Cook made a motion to close the public hearing. Vice Chairman Schnarr seconded it. Motion carried 5-0.

Bob Cook made a motion to grant a variance from Section 16.03.140 (Planned Unit Residential Development) to allow a less than five-acre development on the property west of Reyling Drive's dead end street. Vice Chairman Schnarr seconded it. Motion carried 5-0.

ADJOURNMENT

With no further discussion, Vice Chairman Schnarr made a motion to adjourn the meeting, seconded by Secretary Gunselman. Motion carried 5-0, and the meeting was adjourned at 7:10 p.m.

Jerry Uebelhor, Chairman

Josh Gunselman, Secretary

Kathy M. Pfister, Recording Secretary